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Tender

Habinteg - Asset Management Contracts

Habinteg Housing Association

F02: Contract notice

Notice identifier: 2023/S 000-034469

Procurement identifier (OCID): ocds-h6vhtk-041bc9

Published 21 November 2023, 6:50pm

Section I: Contracting authority

I.1) Name and addresses

Habinteg Housing Association

Chapman House Unit 1, Adwalton Business Park, 132 Wakefield Road, Drighlington

Bradford

BD11 1DR

Contact

Sharon Hunt

Email

Habinteg@echelonconsultancy.co.uk

Telephone

+44 01707339800

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.habinteg.org.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=75197&B=ECHELON

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=75197&B=ECHELON

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Habinteg - Asset Management Contracts

Reference number

ECH1270

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Habinteg are seeking expressions of interest from suitably skilled and experienced Contractors for the delivery of its Asset Management works, to include responsive repairs, empty homes, planned works and cyclical decorating programmes.

The Contracts are being procured as two lots; Lot 1 - Asset Management Contracts - North and Lot 2 - Asset Management Contracts - South.

Participants can apply for an individual lot or both lots and Habinteg reserve the right to award both lots to the same bidder.

II.1.5) Estimated total value

Value excluding VAT: £42,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Habinteg reserve the right to award both Lot 1 - Asset Management services - North and Lot 2 - Asset Management Services South to one bidder should they consider this to be the most economically advantageous outcome.

II.2) Description

II.2.1) Title

Habinteg - Asset Management Contracts

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45300000 - Building installation work
- 45350000 - Mechanical installations
- 45310000 - Electrical installation work
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45421100 - Installation of doors and windows and related components
- 90650000 - Asbestos removal services

- 45262650 - Cladding works
- 45261900 - Roof repair and maintenance work
- 45330000 - Plumbing and sanitary works
- 45440000 - Painting and glazing work

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)
- UKF - East Midlands (England)
- UKE - Yorkshire and the Humber
- UKD - North West (England)
- UKC - North East (England)
- UK - United Kingdom

II.2.4) Description of the procurement

Lot 1 - Asset Management Contracts - North

Habinteg is seeking expressions of interest from suitably skilled and experienced suppliers for the delivery of responsive repairs, works to bring it's empty homes up to a lettable standard, planned works and cyclical decorations, both to the exterior of individual properties and external and internal work to blocks and communal areas across it's stock in the North of the country covering Tyneside, Wearside, Teeside, Yorkshire, Northamptonshire, Lincolnshire, Manchester, Merseyside, Shropshire and the West Midlands.

The Contract will be awarded under a JCT MTC 2016 form of contract (with amendments) for a period of five years, with the option to extend the contract for a further 4.5 years.

The total value of the work under this lot is circa £26million.

Habinteg is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contracts Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a selection questionnaire and it's associated appendices. Following evaluation of submitted SQ's, Habinteg anticipates shortlisting six bidders to be invited to be Invited to Submit Detailed Solutions (ISDS) under the second stage of the process. Following evaluation of received ISDS

submissions, Habinteg anticipates shortlisting three tenderers to be invited to participate in Competitive Dialogue and be Invited to Submit Final Tenders (ISFT). Following evaluation of Final Tenders, Habinteg intends to award the contract for this lot to a single Contractor.

Bidders can submit a bid for this lot individually, or for both Lot 1 and Lot 2 and at the discretion of Habinteg, be awarded both lots if Habinteg consider this to be the most economically advantageous option.

Habinteg reserve the option to request the successful bidder for lot 1 to support delivery elsewhere in the country from time to time. This will be discussed in more detail at CD.

Full details of the requirements and instructions are included in the procurement and Tender documents.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £26,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

114

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

There is an option to extend the contract by up to a further 4.5 years following the initial 5 year term.

Habinteg reserve the option to request the successful bidder for lot 1 to support delivery elsewhere in the country from time to time. This will be discussed in more detail at CD.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Prospective bidders should note that TUPE will apply to the Contracts; Prospective bidders are advised to seek their own independent advice about the implications of TUPE.

II.2) Description

II.2.1) Title

Habinteg - Asset Management Contracts - South

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 45350000 - Mechanical installations
- 45310000 - Electrical installation work
- 45400000 - Building completion work

- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45421100 - Installation of doors and windows and related components
- 90650000 - Asbestos removal services
- 45262650 - Cladding works
- 45330000 - Plumbing and sanitary works
- 45000000 - Construction work
- 45261900 - Roof repair and maintenance work
- 45440000 - Painting and glazing work

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)
- UKJ - South East (England)
- UKI - London
- UKH - East of England
- UK - United Kingdom

II.2.4) Description of the procurement

Lot 2 - Asset Management Contracts - South

Habinteg is seeking expressions of interest from suitably skilled and experienced suppliers for the delivery of responsive repairs, works to bring it's empty homes up to a lettable standard, planned works and cyclical decorations, both to the exterior of individual properties and external and internal work to blocks and communal areas across it's stock in the South of the country covering Essex, North London, Milton Keynes, Hertfordshire, Bedfordshire, South London and the South East, North London, Devon, Cornwall, Somerset, Wiltshire and Hampshire.

It should be noted that the responsive repairs, empty homes and planned works services in some of these areas are already covered by two incumbent contractors (as set out in the procurement documents) but this lot does cover cyclical decorating work to stock in the entire area, in addition to any planned work that may be required to support the two existing Contractors.

The Contract will be awarded under a JCT MTC 2016 form of contract (with amendments) for a period of five years, with the option to extend the contract for a further 4.5 years.

The total value of the work under this lot is circa £16 million.

Habinteg is following a three-stage Competitive Dialogue procurement process in accordance with the Public Contracts Regulations 2015. Under the first stage of the process, prospective bidders are required to complete a selection questionnaire and it's associated appendices. Following evaluation of submitted SQ's, Habinteg anticipates shortlisting six bidders to be invited to be Invited to Submit Detailed Solutions (ISDS) under the second stage of the process. Following evaluation of received ISDS submissions, Habinteg anticipates shortlisting three tenderers to be invited to participate in Competitive Dialogue and be Invited to Submit Final Tenders (ISFT). Following evaluation of Final Tenders, Habinteg intends to award the contract for this lot to a single Contractor.

Bidders can submit a bid for this lot individually, or for both Lot 1 and Lot 2 and at the discretion of Habinteg, be awarded both lots if Habinteg consider this to be the most economically advantageous option.

Habinteg reserve the option to request the successful bidder for lot 2 to support delivery elsewhere in the country from time to time. This will be discussed in more detail at CD.

Full details of the requirements and instructions are included in the procurement and Tender documents.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £16,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

114

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

There is an option to extend the contract by up to a further 4.5 years following the initial 5 year term.

Habinteg reserve the option to request the successful bidder for lot 2 to support delivery elsewhere in the country from time to time. This will be discussed in more detail at CD.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union

funds: No

II.2.14) Additional information

Prospective bidders should note that TUPE will apply to the Contracts; Prospective bidders are advised to seek their own independent advice about the implications of TUPE.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As detailed in the procurement documents

III.1.2) Economic and financial standing

List and brief description of selection criteria

As detailed in the procurement documents

Minimum level(s) of standards possibly required

As detailed in the procurement documents

III.1.3) Technical and professional ability

List and brief description of selection criteria

As detailed in the procurement documents

Minimum level(s) of standards possibly required

As detailed in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As detailed in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

21 December 2023

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

7 February 2024

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Contracting Authority reserves the right to cancel the procurement and not to proceed with the contract at any stage of the procurement process. The Contracting Authority also reserves the right not to award the Contract. Neither the Contracting Authority nor any person on whose behalf this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or tendering for the contract.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom